

NEW-YORK.  
PREPARATIONS FOR SUMMER.

NEW HOUSES BUILT DURING THE WINTER—REPAIRS  
AND ADDITIONS TO VILLAS—RAPID LEASING OF

**HOUSES—HOTEL IMPROVEMENTS.**  
[FROM AN OCCASIONAL CORRESPONDENT OF THE TRIBUNE.]  
**NEWPORT, April 14.**—In common with other watering places Newport is making preparations for the season. The hotels are being repaired and improved, and the houses are being put in order. The season is expected to be a very successful one.

season of 1876, and she anticipates an early as well as a prosperous season. Considerable building has been done, but not so much as was originally intended, in conse-

quence of the prevailing hard times. However, the mechanics have not been idle, as will be seen by the following list of new cottages and improvements to others. Some of the houses mentioned were begun last Summer, but were not completed in time to be occupied.

The most expensive house building is for Mrs. W. Watts Sherman, wife of a partner in the banking firm of Duncan, Sherman & Co. of New-York. It is situated on the cliffs in the rear of the residence of Nathan Matthews of

clums in the rear of the residence of William Brewster of Boston, and near the villa of George Peabody Wetmore of New-York, Mrs. Sherman's brother. Its style is neither Roman nor Grecian, and so far the contractors have been unable to find a name for it. Everything in and about

The mansion is antique. Taking away the handsome material used in its finish, however, it reminds one of the houses built a century ago. The size of the house, including the bays, is 55 by 81 feet. The two principal entrances are on the west side, with a *porch* *cochere* on the east, which opens upon a terrace 13 feet wide. The servants' entrances are in the basement on the west side. The exterior of the first story is of ashlar walls and the four bays and lintels are made of long meadow stone. The remainder of the building above the stone

work is composed of wood. The dimensions of the basement are 15x19 feet, and it contains a laundry 16x20 feet, and a servants' hall 18x20 feet, in addition to a number of other smaller apartments. The first floor is divided off as follows: Vestibule, 14x19 feet; hall, 18x32 feet, containing a large old-fashioned fire-place. The drawing-room is 16x20 feet, with bays 5x10 feet; the dining-room is 18x20 feet, with a handsome fire-place and massive carved mantel, with bays 6x14 feet. The library is 16 feet square, and also contains a very notice-

able mantel and has bays 6x16 feet. The principal staircase leads up from the vestibule. It is very massive, being made of black walnut, handsomely carved. The second story is divided into three dressing-rooms, two bath-rooms, and closets. The third story contains a large guest chamber, elaborately finished in hard wood, besides several rooms for the servants, and smaller rooms for various purposes. The dining-room, hall, and vestibule, have ash floors, laid in ornamental squares, and their walls are wainscoted seven feet from

the floor. The ceilings of the hall and vestibule present a very novel appearance, the huge timbers being in sight. They are, however, incased in black walnut, which tends to do away with the impression that an ancient style had been imitated. The ceiling in the drawing-room is formed into panel-work, with black walnut moldings. The main chimney, which is 5x2 feet, and which extends 12 feet above the roof, reminds one of "ye ancient time." The window-panes are really old-fashioned, the smallest being 3x4x6.

inches, and the largest 3 feet and 10 inches long by 2 feet and 7 inches wide. Another singular feature about the house is the fact that no paint or oil has been used outside, and even the window-sills are to be left just as they were when the carpenters finished them. It is the wish of its owner that it may look as though it had been built for years. The stable, which is of the same style as the house, is completed. Its dimensions are 25x25 feet, and it is to be used for a carriage-house and tenement. The L. is 19x35 feet, and is to be

used for the horses, of which there will be five. The cost of the house and stable will be \$50,000, and the cost of fitting up the extensive grounds will amount to \$15,000 more. The land, which is very valuable, will make the estate worth in the neighborhood of \$100,000, exclusive of the furniture, &c. It will be occupied early next month by Mr. and Mrs. Sherman. The architects are Messrs. Gambrell & Richardson of New-York, and the builders are Norcross Brothers of Worcester, Mass.

A handsome gothic cottage has been erected on Rhode Island, U. S. near a new place by the

stand-ave. for HARRY R. SWINBOURNE, iron plates of 1790.  
Jelly Newton. Its dimensions are 62x33x9 feet. The  
first story is of brick and the second of wood. The parlor  
is 19x14½ feet, and is finished in pine and oiled, as are  
all the principal rooms. The hall is 14x21 feet; dining-  
room, 14x17 feet; library, 14x16 feet, with a half octagon  
in the end. The kitchen is 14 feet square, and the laun-  
dry 10x14 feet. It has piazzas, bays, and balconies.  
The staircase is very unique, it being of frame-work, and so  
plaster has been used about it. There are four large  
chandeliers, the one on the front opening upon a balcony

which forms the roof of the piazza. The attic contains servants' rooms, drying-room, &c. The mantles are all of hard wood, with soapstone hearths, and open fireplaces of a very pretty design. It cost \$12,000 exclusive of the grounds or stable. James Rustolf, builder.

Adjoining this cottage, a villa has been completed, after plans by the same architect, for Miss Susan Woolsey. Its dimensions are 33½ x 38½ feet, with an L. 22 x 23½ feet, two stories, with a Newton roof. It has a piazza on two sides, 10 feet wide. The vestibule

3x10½ feet; a hall 17x20½ feet, the ceiling of which is of hard wood. The hall is wainscoted to correspond to the staircase rail, which is very odd and unique, being cut work of a pretty design. The parlor is 16x17 feet, with an open fireplace, finished in pine and oiled. The dimensions of the library are 17x20 feet, with square bays, 5½x11 feet, and commodious library cases for an extensive library on four sides of the room. It has a hard-wood ceiling. The dining room is 16x17 feet, with an octagon bay, 5½x12 feet, and an open fire-

plancher; butler's pantry, 6x11 feet; kitchen, 11x19 feet; laundry, 12x14 feet. In the main house there are four chambers and one servants' room, with open fireplaces in three of the rooms. There is a large linen closet in the wing, with three chambers and a trunk room in the attic. The house is tastefully decorated inside, and it is one of the most desirable homes in that fashionable avenue. In the hearts of the maidens there are a great many ties of different patterns, which add greatly to the attractiveness of the rooms. The cost of the house alone was

A large Summer residence has just been completed at Bay View-ave., which is in the north-western section of the city, for E. W. Willard, a retired Chicago banker. The plans were also furnished by Mr. Newton. The dimensions of the house are 51x52 feet, and it is in the shape of a Greek cross. The style is Swiss, and it is built throughout in a very thorough and substantial manner. It has piazzas on four sides, but no bays. There are commodious, elegant, engravings, four of them, of

modious balconies on four sides opening from three of the chambers in the second story. The kitchen, pantry, laundry, and wine cellar are situated in the basement. The dimensions of the main hall are 8x14½ feet, and it connects with the staircase hall, which is 12x33½. Between the two halls, at the end of the staircase hall there is a parlor, 16x22 feet with sliding doors between that and the staircase. At the right of the hall the library, 18x19 feet, is situated. The dining room is 15x19 feet, and together with the library it has open fireplace and sink. All the principal rooms are

and handsome mantels. All the principal rooms are finished in pine. In the second story there is a hall, 12x33½ feet, at the end of which there is a chamber, 16x22 with sliding doors between that and the hall. In the attic there is a billiard-room, 19x26½ feet, two servants' rooms, and one chamber. The building cost \$17,000. William S. Cranston of this city, builder.

The same architect has also built a house for Mrs. O. C. Cram of New-York, near the Second Beach, overlooking the Hanging Rocks. The style of the house is modern and the site, dimensions, are 40x23 feet with a 9 foot

plaza and its dimensions are 42x60 feet. The balcony on the second story comes out from the front chamber on the east and the floor from the room above projects over this, forming the roof of the balcony. The parlor is 16x20; dining-room, 15x18½ feet; library, 15x24, with a bath-room connected; kitchen, 14½x16 feet; laundry, 12x13 feet; servants' dining-room, 10½x13 feet. All the principal rooms on the first floor are finished in black walnut except the parlor, which is finished in butternut, and they all have open fireplaces. On the second floor there are

Three very large, airy chambers, in a fine model, are in the bath-rooms. Not a particle of plaster is present. Cost, \$22,000. E. L. Peckham, of Middletown, R. I., builder.

William C. Graves, formerly resident in Virginia, who married a member of the Sears family of Boston, has just begun the erection of a large brick house on a part of the Sears estate on Red Cross-ave., adjoining the cottage of James M. Drake of New-York. Peabody & Burns are the architects, and Woodcock & Woodcock are the builders. The house is of stone-work and wood-work respectively, and the dimensions are 60x68 feet, with a bay window on two stories. It is to be built of the best Eastern brick and trimmed with olive stone. In

The basement there are a laundry, drying-room, and many smaller apartments to be used for various purposes. The parlor is 18x19 feet, with bay windows, and is to be finished in burnt oak and wainscoted. On the second floor there will be six large bedrooms, and on the third floor there will be six smaller chambers and several small apartments to be used for various purposes. It will cost \$1,000,000, exclusive of the grounds.

The summer residence of John Carey, jr., son-in-law of the late William B. Astor of New-York, has received extensive improvements. An addition, 21x24 feet, three stories high, has been built on the north-east corner, and its roof corresponds with the remainder of the main structure.

The main hall has been paneled. The tower has been raised four feet. A new rear entrance has been added, and also a large conservatory. Mr. C. H. Peckham, who is doing Mr. Carey's work, estimates the probable cost of the repairs at \$10,000. The same builder is about to build an addition 30 feet square to the villa of Mr. Thoe.